

1
2 BILL NO. Z-75-12- //

3
4 ZONING MAP ORDINANCE NO. Z- 02-76

5 AN ORDINANCE amending the City of Fort Wayne
6 Zoning Map No. D-14

7 BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT
8 WAYNE, INDIANA:

9 SECTION 1. That the areas described as follows are hereby design-
10 nated B-1-B and B-3-B Districts under the terms of Chapter 36, Municipal Code
11 of the City of Fort Wayne, Indiana, 1946, as amended by General Ordinance No.
12 2836 and amendments thereof; and the symbols of the City of Fort Wayne Zoning
13 Map No. D-14, referred to therein, established by Section 9, Article III of said
14 Chapter as amended, are hereby changed accordingly, to-wit:

15 CHANGE FROM RA to B1B:

16 Lot # 1 except the west 235 feet, Lots # 2 thru # 6, Lots # 10
17 thru # 13, Lots # 14 thru # 17, except the west 250 feet of the
18 aforementioned Lots # 14 thru # 17. All of the above lying in Curdes
19 South Acre Addition to the City of Fort Wayne, Indiana

CHANGE FROM RA to B3B:

The west 250 feet of Lot # 14, except the north 167.1 feet in
Curdes South Acres Addition to the City of Fort Wayne, Indiana

SECTION 2. This Ordinance shall be in full force and effect from
and after its passage and approval by the Mayor, *and legal*
publication thereof.

John Sneedler

Councilman

APPROVED AS TO FORM
AND LEGALITY

Phil B. Cen

CIT. ATTORNEY

Read the first time in full and on motion by Nuckles, seconded by Hlavis, and duly adopted; read the second time by title and referred to the Committee on Regulations (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City=County Building, Fort Wayne, Indiana, on _____, the _____ day of _____, 197_____, at _____ o'clock P.M., E.S.T.

Date: 12-9-75

Charles W. Steierman
CITY CLERK

Read the third time in full and on motion by Burns, seconded by HINGA, and duly adopted, placed on its passage.

Passed ~~(lost)~~ by the following vote:

TOTAL VOTES	AYES	NAYS	ABSTAINED	ABSENT	TO-WIT
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
BURNS	✓	—	—	—	—
HINGA	✓	—	—	—	—
HUNTER.	✓	—	—	—	—
KRUEGER	✓	—	—	—	—
MOSES	✓	—	—	—	—
NUCKOLS	✓	—	—	—	A
SCHMIDT, D.	✓	—	—	—	—
SCHMIDT, V.	✓	—	—	—	—
STIER	✓	—	—	—	—
TALARICO	✓	—	—	—	—

DATE: 2-10-76

Charles W. Steierman
CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (Zoning Map) (General) (Annexation) (Special) (Appropriation) Ordinance (Resolution) No. 2-02-76 on the 10th day of February, 1976.

ATTEST: (SEAL)

Charles W. Steierman
CITY CLERK

James S. Stier
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 11th day of February, 1976, at the hour of 11:00 o'clock A.M., E.S.T.

Charles W. Steierman
CITY CLERK

Approved and signed by me this 11th day of Feb, 1976, at the hour of 1:00 o'clock A.M., E.S.T.

Robert Ellsworth
MAYOR

RESOLUTION OF ZONING ORDINANCE AMENDMENT RECOMMENDATION

WHEREAS, the Common Council of the City of Fort Wayne, Indiana, on December 9, 1975, referred a proposed zoning map amendment to the City Plan Commission which proposed ordinance was designated as Bill No. Z-75-12-11; and,

WHEREAS, the required notice of public hearing on such proposed ordinance has been published as required by law; and,

WHEREAS, the City Plan Commission conducted a public hearing on such proposed ordinance on January 19, 1976; and,

NOW THEREFORE, BE IT RESOLVED that the City Plan Commission does hereby recommend that such proposed ordinance DO PASS for the reasons that a need has been shown for the Land Use Plan to be amended, the amendment will be in the best interest of and benefit to the area involved and of and to the city, and the amendment will not be detrimental to and does not conflict with the overall city plan;

BE IT FURTHER RESOLVED that the Secretary is hereby directed to present a copy of this resolution to the Common Council at its next regular meeting.

This is to certify that the above is a true and exact copy of a resolution adopted at the meeting of the Fort Wayne City Plan Commission held January 26, 1976.

Certified and signed this
2nd day of February, 1976.



Joseph N. Adair
Secretary

Bill No. Z-75-12-11

REPORT OF THE COMMITTEE ON REGULATIONS

We, your Committee on Regulations to whom was referred an Ordinance
amending the City of Fort Wayne Zoning Map No. D-14

have had said Ordinance under consideration and beg leave to report back to the Common

Council that said Ordinance do PASS.

John Nuckols - Chairman

Paul M. Burns - Vice-Chairman

Vivian G. Schmidt

Winfield C. Moses, Jr.

Donald J. Schmidt

John Nuckols
Paul M. Burns
Vivian G. Schmidt
Winfield C. Moses JR
Donald J. Schmidt

DATE 2-10-76 CONSIDERED IN
CITY CLERK

RECEIPT

GENERAL FUND

No 036

FT. WAYNE, IND.

Oct 24 75
19

RECEIVED FROM

in care of Gilbert \$

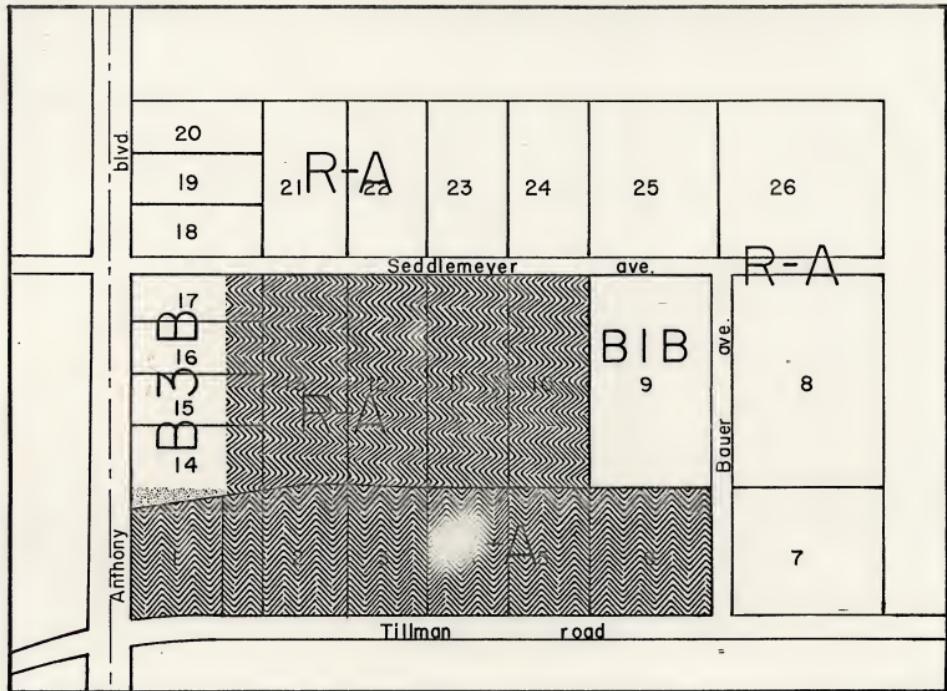
THE SUM OF

Fifty dollars ⁰⁰ DOLLARS

ON ACCOUNT OF

Anthony - me founded in
Anthony, Indiana, service & office

AUTHORIZED SIGNATURE



To be changed from R-A to B-I-B -

To be changed from R-A to B-3-B.

II- 6-75

D-14

L.S.

N

PF ON FOR ZONING ORDINANCE AMENDMENT

Receipt No. _____

TO: COMMON COUNCIL OF THE
CITY OF FORT WAYNE, INDIANA

Date Filed _____

Intended Use _____

I/We CARL J. GILBERT

(Applicant's Name or Names)

do hereby petition your Honorable Body to amend the Zoning Map of Fort Wayne, Indiana,
by reclassifying from a/an RA district to a/an B1B district the
property described as follows: RA B3B

Lot # 1, except the west 235 feet, Lots # 2 thru # 6, Lots # 10 thru # 13,
Lots # 14 thru # 17, except the west 250 feet of the aforementioned Lots # 14
thru # 17. All of the above lying in Curdes South Acre Addition to the City of
Fort Wayne, Indiana. (RA to B1B)

The west 250 feet of Lot # 14, except the north 167.1 feet in Curdes South Acres
Addition to the City of Fort Wayne, Indiana (From RA to B3B)

(Legal Description)

(General Description for Planning Staff Use Only)

I/We, the undersigned, certify that I am/We are the owner(s) of fifty-one percentum
(51%) or more of the property described in this petition.

CARL J. GILBERT

2223 TILLMAN RD

Carl J. Gilbert

VIRGIL A. HOWELL

2105 TILLMAN RD

Virgil A. Howell

HELEN M. HOWELL

2105 TILLMAN RD

Helen M. Howell

Gladys C. Howard

2025-Tillman Rd

Gladys C. Howard

(Name)

(Address)

(Signature)

Legal Description Checked By: _____
(City Engineer)

NOTE FOLLOWING RULES:

All requests for continuances or requests that ordinances be taken under advisement
shall be filed in writing in the office of the City Plan Commission by noon on the
Wednesday preceding the meeting of the City Plan Commission at which the ordinance is
to be considered. If the request for a continuance or advisement is filed within
the required time, the matter will not be put on the agenda for that meeting. It
shall be the obligation of the petitioner to notify the same property owners which
the Plan Commission had notified by mail that the hearing has been postponed or
rescheduled and inform them of the time and place of the meeting at which the ordinance
will be considered. All withdrawals of the ordinances must be made in writing prior
to the Plan Commission's vote on the ordinance.

Name and address of preparer, attorney or agent:

Carl J. Gilbert

2223 Tillman Rd

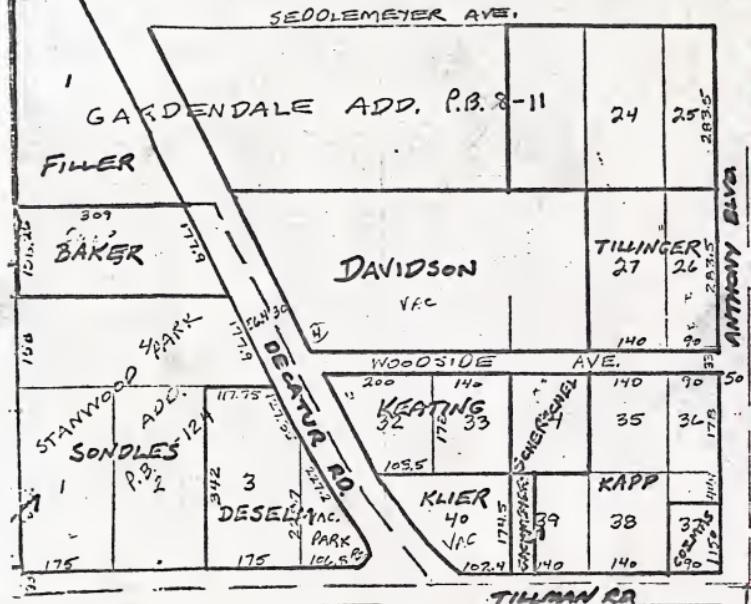
449-2760

(Name)

(Address)

(Telephone Number)

CITY PLAN COMMISSION, CITY-COUNTY BUILDING, Room # 880, ONE MAIN STREET, FORT WAYNE,
INDIANA, 46802 Telephone Number: 423-7571



SEDOLEMETER		SEDOLEMETER	
17	350	17	350
DEPREMER		PERRY	
HIRE'S		CURVED	
RUPERT	15	SOUTH	100
KAUFMANN	14	CHRISTMAN	100
LUDWICK	235	ME HOWELL	100
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Sec 30

65-2445-0009 - Bellio, Geo. & Trinka
Currie So Side Ac. Lot 9
N. 110 ft of S. 333.5
S E 200 ft. Currie So Side Ac.

223 x 300
207 x 300

65-2445-0010 - Meniawder, Fred & Connie B. - 110 x 200
N. 110 ft of S. 333.5
S E 200 ft. Currie So Side Ac.

65-2445-0010 - Watzler, Kenneth S & Juneice L -
Currie So Side Ac.
W. 70 ft Lat 10

73 x 554

65-2445-0031 - Winchester, Mafine B & Madine Kodenback
Currie So Side Ac.
E. 65 ft Lat 10

65 x 549

65-2445-0032 - Parkinson, Harold - 65 x 55.2
Currie So Side Ac.
W. 65 ft E. 130 ft Lat 10

65-2445-0011 - McDonald, Joseph N & Ruby F - 200 x 557
Currie So. Acre
Lat 11

65-2445-0012 - Christman, Geo. L & Anna M. - 70 x 200
Currie So. Acre
S E 70 ft N 200 ft W 70 ft Lat 12

65-2445-0033 - Perry, Theodore W & Harriett M. - 70 x 200
Currie So. Ac. N 200
S Lat 12 W 47 ft

65-2445-0013 - Veterans Affairs, Admin - - 200 x 568
Currie So. Ac. Lat 13

65-2445-0014 - Kaufmann, Henry D.
Currie So. Ac.
Lat 14 S E N 50 to City

195 x 300

PETITION FOR ZONING ORDINANCE AMENDMENT

Receipt No.

Date Filed

Intended Use

I/We, the undersigned, certify that I am We are the owner (s) of fifty-one percentum (51%) or more of the property described in this petition.

<u>JOSEPH M. McDOWELL</u>	<u>1926 SEDDLEMAYER</u>	<u>Joseph M. McDowell</u>
<u>RABBY F. McDOWELL</u>	<u>1926 SEDDLEMAYER</u>	<u>Rabby McDowell</u>
<u>Theodore W. Perry</u>	<u>1908 Seddlemeyer Rd</u>	<u>Theodore W. Perry</u>
<u>MARRIETT M. Perry</u> <small>(Nodenbeck)</small>	<u>1908 Seddlemeyer Rd</u>	<u>Marriett M. Perry</u>
<u>MARYNE WINCHESTER</u>	<u>2024 SEDDLEMAYER RD</u>	<u>Maryne B. Rockholz</u>
" "	" "	" "
<u>Federick W. Johnston</u>	<u>2031 "</u>	<u>Federick W. Johnston</u>
<u>Uplandia H. Johnston</u>	<u>3434 Willardak Rd.</u>	<u>Uplandia H. Johnston</u>
" "	" "	" "
<u>J. Maxine Melching</u>	<u>1919 TILLMAN RD</u>	<u>J. Maxine Melching</u>
<u>Arthur N. Wyss</u>	<u>2009 Tillman Rd</u>	<u>Arthur N. Wyss</u>
<u>M. GERTRUDE Wyss</u>	<u>2009 TILLMAN RD.</u>	<u>M. Gertrude Wyss</u>
<u>Anna Christman</u>	<u>1916 Seddlemeyer Rd.</u>	<u>Anna Christman</u>

v (Name)

(Address)

(Signature)

*City Plan Commission, City-County Building, Room 800, One Main Street
Fort Wayne, Indiana 46802 Telephone Number: 423-7571*

RA to BlB

Legal Description

Lot # 1, except the west 235 feet, Lots # 2 thru # 6, Lots # 10 thru # 13,
Lots # 14 thru # 17 except the west 250 feet of the aforementioned Lots # 14
thru # 17.

All of the above lying in Curdes South Acre Addition to the City of Fort Wayne,
Indiana

RA to B3B

Legal Description

The west 250 feet of Lot # 14 except the north 167.1 feet in Curdes South
Acres Addition to the City of Fort Wayne, Indiana

TITLE OF ORDINANCE Zoning Map Amendment Ordinance 3-75-12-11

DEPARTMENT REQUESTING ORDINANCE Community Development and Planning

SYNOPSIS OF ORDINANCE Petitioners are requesting the rezoning of the following described property:

Lot # 1, except the west 235 feet, Lots # 2 thru # 6, Lots # 10,thru # 13,
Lots # 14 thru # 17 except the west 250 feet of the aforementioned Lots # 14
thru # 17. All of the above lying in Curdes South Acres Addition to the City
of Fort Wayne, Indiana. (From RA to "B1B")

The west 250 feet of Lot # 14 except the north 167.1 feet in Curdes South
Acres Addition to the City of Fort Wayne, Indiana. (From "RA" to "B3B")

Generally located north of Tillman Road, south of Seddlemeyer Avenue, east of
Anthony Blvd., and west of Bauer Avenue.
EFFECT OF PASSAGE Property is presently zoned "RA" - petitioners are
requesting that all of the above mentioned property be rezoned to "B1B" -
Limited Business.

EFFECT OF NON-PASSAGE Property would remain as presently zoned.

MONEY INVOLVED (Direct Costs, Expenditures, Savings) none

ASSIGNED TO COMMITTEE (J.N.) Regulations



CITY OF FORT WAYNE

FORT WAYNE, INDIANA

CHARLES W. WESTERMAN
CITY CLERK

February 12, 1976

Miss Helen Libbing
Fort Wayne Newspapers, Inc.
600 West Main Street
Fort Wayne, Indiana 46802

Dear Miss Libbing:

Please give the attached full coverage on the dates of February 16 & February 23, 1976, in both the News Sentinel and Journal Gazette.

RE: Legal Notice for Common Council
of Fort Wayne, Indiana

Bill No. Z-75-12-11
Zoning Map No. Z-02-76

Please send us five (5) copies of the Publisher's Affidavit from both newspapers.

Thank you.

Sincerely,

Charles W. Westerman
City Clerk

CW/W/ne
ENCL; 1

Common Council of Fort Wayne
(Governmental Unit)

To... THE NEWS-SENTINEL Dr.

Allen County, Ind.

FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set)
— number of equivalent lines

Head	number of lines	_____
Body	number of lines	<u>90</u>
Tail	number of lines	<u>2</u>
Total number of lines in notice		<u>92</u>

COMPUTATION OF CHARGES

92 lines, 1 columns wide equals 92 equivalent lines at .2024 \$ 26.50

Additional charge for notices containing rule or tabular work (50 per cent of above amount)

Charge for extra proofs of publication (50 cents for each proof in excess of two)

TOTAL AMOUNT OF CLAIM \$ 26.00

IG COST

single column 11 ems Size of type 5½ point

insertions 2 Size of quad upon which type is cast 5½

ion and penalties of Ch. 89, Acts 1967,

The foregoing account is just and correct, that the amount claimed is legally due, after allowing all just of the same has been paid.

3, 19, 76

Title CLERK

PUBLISHER'S AFFIDAVIT

State of Indiana
ALLEN County } ss:

Personally appeared before me, a notary public in and for said county and state, the undersigned V.E. GERKEN who, being duly sworn, says that she is CLERK of the

NEWS-SENTINEL

a DAILY newspaper of general circulation printed and published in the English language in the city FORT WAYNE, INDIANA town, in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for 2 time 8, the dates of publication being as follows:

2/16-27/76

V.E. Gerken

Subscribed and sworn to before me this 23rd day of February 1976

Harry Notary Public

My commission expires September 28, 1979

COPY OF
MENT HERE

Presented by me to the Mayor of the City of Fort Wayne, Indiana, do hereby certify that the above and foregoing is a full, true and complete copy of Ordinance No. Z-0276 passed by the Common Council of the City of Fort Wayne, Indiana, on the 10th day of February, 1976, at the hour of 11:00 o'clock A.M., E.S.T.

Charles W. Westerman
City Clerk
James S. Stier
Printing Officer

Approved and signed by me, Robert E. Armstrong
City Clerk

Approved and signed by me, Charles W. Westerman
City Clerk

I, Charles W. Westerman, Mayor of the City of Fort Wayne, Indiana, do hereby certify that the above and foregoing is a full, true and complete copy of Ordinance No. Z-0276 passed by the Common Council of the City of Fort Wayne, Indiana, on the 10th day of February, 1976 and now remains on file and on record in my office.

WITNESS my hand, and the official seal of the City of Fort Wayne, Indiana, this 11th day of February, 1976.

CHARLES W. WESTERMAN

CITY CLERK

2/16-23

Common Council of Fort Wayne
(Governmental Unit)

To THE NEWS-SENTINEL Dr.

Allen County, Ind.

FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set)
— number of equivalent lines

Head	number of lines	_____
Body	number of lines	<u>90</u>
Tail	number of lines	<u>2</u>
Total number of lines in notice		<u>92</u>

COMPUTATION OF CHARGES

92 lines, 1 columns wide equals 92 equivalent lines at .2624 cents per line 26.50

Additional charge for notices containing rule or tabular work (50 per cent of above amount)

Charge for extra proofs of publication (50 cents for each proof in excess of two)

TOTAL AMOUNT OF CLAIM

1.50

28.00

DATA FOR COMPUTING COST

Width of single column 11 ems Size of type 5½ point

Number of insertions 2 Size of quad upon which type is cast 5½

Pursuant to the provision and penalties of Ch. 89, Acts 1967,

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

V.E. Gerken

Date February 23, 1976

Title CLERK

PUBLISHER'S AFFIDAVIT

State of Indiana } ss:
ALLEN County }

Personally appeared before me, a notary public in and for said county and state, the undersigned V.E. GERKEN who, being duly sworn, says that she is CLERK of the

NEWS-SENTINEL DAILY newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for 2 time 8, the dates of publication being as follows:

2/16-23/76

V.E. Gerken

Subscribed and sworn to before me this 23rd day of February 1976

Harry W. Weller
Notary Public

My commission expires September 26, 1979

COPY OF
MENT HERE

day of February 1976
3:00 o'clock P.M., E.S.T.
Robert E. Armstrong
I, Charles W. Westerman, Clerk of the City of Fort Wayne, Indiana, do hereby certify that the above and foregoing is a true and correct copy of the complete copy of Zoning Map Ordinance No. 2063 passed by the Common Council on the 10th day of February, 1976 and now remains on file and on record in my office.

WITNESS my hand and the official seal of the City of Fort Wayne, Indiana, this 11th day of February, 1976,
CHARLES W. WESTERMAN
CITY CLERK

2/16-23

Common Council of Fort Wayne
(Governmental Unit)

To JOURNAL-GAZETTE Dr.

Allen County, Ind.

FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set)
— number of equivalent lines

Head	number of lines
Body	number of lines
Tail	number of lines

Total number of lines in notice

90
2
92

COMPUTATION OF CHARGES

.92 lines, 1 columns wide equals .92 equivalent lines at .288¢
cents per line \$ 26.50

Additional charge for notices containing rule or tabular work (50 per cent of above amount)

Charge for extra proofs of publication (50 cents for each proof in excess of two) 1.50

TOTAL AMOUNT OF CLAIM

G COST

gle column 11 ems

Size of type 5½ point

insertions 2

Size of quad upon which type is cast 5½

and penalties of Ch. 89, Acts 1967,

foregoing account is just and correct, that the amount claimed is legally due, after allowing all just of the same has been paid.

Arvilla De Told

Title CLERK

19. 76

PUBLISHER'S AFFIDAVIT

State of Indiana } ss:
ALLEN County } ss:

Personally appeared before me, a notary public in and for said county and state, the undersigned ARVILLA DE TOLD who, being duly sworn, says that she is CLERK

JOURNAL-GAZETTE

a DAILY newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA

in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for 2 time, the dates of publication being as follows:

2/16-23/76

Arvilla De Told

Subscribed and sworn to before me this 23rd day of February 1976

February 19 76

Harry NO

Notary Public

My commission expires September 28, 1979

Notice is hereby given that on the 10th day of February, 1976, the Common Council of the City of Fort Wayne, Indiana, in a Regular Session, passed the following Ordinance No. Z-75-12-11, Zoning Map No. Z-69-76 Ordinance to wit:
BILL NO. Z-75-12-11

AN ORDINANCE Amending the City of Fort Wayne Zoning Map No. D-14

and

RE-SECTIONING THE areas described as follows are hereby designated B-1-B and B-3-B Districts under the terms of Chapter 36, Municipal Code of the City of Fort Wayne, Indiana, as amended by General Ordinance No. 2036 and amendments thereto; and the symbols of the City of Fort Wayne Zoning Map No. D-14 referred thereto, established by Section 9, Article III of said Charter are amended, are hereby changed according to the following:

CHANGE FROM RA to B1B: Lot No. 1, except the west 235 feet of Lots No. 2 thru 10, inclusive, in Block 1, in the area of Lots No. 14 thru No. 17, except the west 250 feet of the aforementioned Lots No. 14 thru No. 17, and the area in the Curdes South Acres Addition to the City of Fort Wayne, Indiana.

C-1A to C-1A from RA to B3B: The west 250 feet of Lot No. 14, except the north 147.1 feet in Curdes South Acres Addition to the City of Fort Wayne, Indiana.

SECTION 2. This Ordinance shall be in full force and effect from the date it is passed and announced in the Mayor's and legal publication thereof. John Nuckles, Clerk.

Read three times in full and on motion by Burns, seconded by Hings, and duly adopted, placed on its papers, PAPER, by the following vote:

Ayes: Eight

Burns, Hings, Hunter, Moses, D.

Schmidt, V. Schmidt, Shier, Talarico

Nays: None

Absent: None

Rejected: None

Date: 2/20/76

Charles W. Westerman

City Clerk

Passed and adopted by the Common

Council of the City of Fort Wayne, Indiana, as Zoning Map Ordinance No. Z-69-76 on the 10th day of February, 1976.

AFTER 97 (SEAL)

Charles W. Westerman

Clerk

Presented by me to the Mayor of the

City of Fort Wayne, Indiana, on the

11th day of February, 1976, at the hour

of 11:00 o'clock A.M., E.S.T.

Robert E. Armstrong

Notary Public

My commission expires

September 28, 1979

My commission expires

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